

WARRANTY DEED
Statutory Short Form

022757

I, **BLANCHE M. DRAPEAU** of Waterville, County of Kennebec and State of Maine, for consideration paid, grant to **NATHAN H. SMART** of 13 Center Street, Waterville, Maine 04901, with Warranty Covenants, the land described as follows:

48-235

A certain lot or parcel of land, together with the buildings and improvements located thereon, situate on the southeasterly side of Center Place, in the City of Waterville, County of Kennebec, State of Maine bounded and described as follows.

Beginning at an iron pin set on the southeasterly side of Center Place at the southwesterly corner of land now or formerly of Sadie and Rita Peters as recorded in the Kennebec County Registry of Deeds in Book 888 Page 90. Thence by the following courses and distances:

1. S 58° 26' 51" E along the land of said Peters and land now or formerly of Robert Daviau, et al. a distance of One Hundred Two and 98/100ths (102.98) feet to an iron pin set and land now or formerly of Virginia Ann Stanley as recorded in said Registry in Book 6851 Page 49.
2. S 31° 12' 58" W along the land of said Stanley a distance of Twelve and no/100ths (12.00) feet to an iron pin set and the sideline of Elm Terrace.
3. N 58° 26' 51" W along the sideline of Elm Terrace a distance of Eighteen and 07/100ths (18.07) feet to an iron pin set.
4. S 31° 33' 09" W along the sideline of Elm Terrace a distance of Twenty and 97/100ths (20.97) feet to an iron pin found.
5. S 69° 59' 03" W along the sideline of Elm Terrace a distance of Seven and 45/100ths (7.45) feet to an iron pin set.
6. N 64° 46' 11" W along the sideline of Elm Terrace a distance of Sixteen and 18/100ths (16.18) feet to an iron pin found.
7. S 33° 43' 44" W along the sideline of Elm Terrace a distance of Fourteen and 99/100ths (14.99) feet to an iron pin found and land now or formerly of Richard Bishop as recorded in said Registry in Book 6483 Page 85.
8. N 58° 58' 36" W along the land of said Bishop a distance of Seven and 97/100ths (7.97) feet to an iron pin set.
9. S 31° 48' 08" W along the land of said Bishop and land now or formerly of Lawrence and Gloria Hughes as recorded in said Registry in Book 2636 Page 25 a distance of Eighty-nine and 63/100ths (89.63) feet to an iron pin set and land now or formerly of William and Terry Ann Violette as recorded in said Registry in Book 3372 Page 89.
10. N 58° 06' 53" W along the land of said Violette a distance of Fifty-seven and 65/100ths (57.65) feet to an iron pin set at the southeasterly corner of said Center Place.
11. N 32° 27' 40" E along the southeasterly sideline of Center Place a distance of One Hundred Forty-four and 96/100ths (144.96) feet to the point of beginning.

The above-described parcel of land, with buildings thereon, containing 9,729 square feet is a portion of the property conveyed from Robert E. Drapeau and Blanche Drapeau to Blanche Drapeau as recorded in the Kennebec County Registry

② MBRS

of Deeds in Book 4314 Page 212. Together with the right of way and parking stall easement as excepted and reserved in the deed of Blanche M. Drapeau to Lawrence and Gloria Hughes as recorded in said Registry in Book 2636 Page 25. Bearings are magnetic. All iron pins set are 5/8" rebar capped PLS #1318.

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WITNESS my hand and seal this 2nd day of July, 2003.

Signed, Sealed and Delivered
in the presence of:

William P. Dubord
William P. Dubord

Blanche M. Drapeau
Blanche M. Drapeau


P. A. Drapeau
By Peter A. Drapeau under Power of
Attorney dated December 28, 1989,
and recorded in the Kennebec County
Registry of Deeds in Book 7486,
Page 215

STATE OF MAINE
COUNTY OF KENNEBEC

Dated: July 2, 2003

Then personally appeared the above named Peter A. Drapeau, as attorney-in-fact for the above named Blanche M. Drapeau, and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of said Blanche M. Drapeau.

Before me,

William P. Dubord 
Notary Public
Print Name WILLIAM P. DUBORD
My Commission Expires Attorney At Law
Notary Public
My Commission Expires 6/26/2008

RECEIVED KENNEBEC SS.

2003 JUL -7 AM 9:00

ATTEST: Ralph B. Hildrey
REGISTER OF DEEDS